



Order Filed on January 18, 2024  
by Clerk  
U.S. Bankruptcy Court  
District of New Jersey

**UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY**

**Caption in Compliance with D.N.J. LBR 9004-1(b)**

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Kevin DeLyon, Esq.  
Attorneys for the Debtor(s)

**In Re:**

GODFRED FREMPONG-MANSO, DEBTOR

Case No: 22-10036 VFP

Chapter: 13

Hearing Date: 1/18/24 10:00am

Judge: Vincent Papalia

**CHAPTER 13 ORDER AUTHORIZING CANCELLATION,  
VOIDING AND/OR DISCHARGE OF RECORD OF:**

☒ MORTGAGE    ☐ LIEN    ☐ OTHER (specify) \_\_\_\_\_

Recommended Local Form:    ☐ Followed    ☒ Modified

The relief set forth on the following pages is hereby **ORDERED**.

**DATED: January 18, 2024**

\_\_\_\_\_  
Honorable Vincent F. Papalia  
United States Bankruptcy Judge

**NOTE TO RECORDING OFFICER: THIS ORDER MUST BE CERTIFIED BY THE BANKRUPTCY  
COURT WITH THE APPROPRIATE SEAL BEFORE IT MAY BE RECORDED.**

The following matters are determined and hereby ORDERED:

1. The debtor(s) has successfully completed a Chapter 13 Plan, which provides for the discharge and cancellation of record of the Mortgage/Lien referenced below.
2. The debtor(s) is entitled to have the Mortgage/Lien referenced below discharged and cancelled of record.
3. Description of Real Property:  
Location (Street Address) 21-23 Clifton Street, Newark, New Jersey 07114  
\_\_\_\_\_
4. Description of Mortgage/Judgment Lien:
  - a. Original Mortgagee/Lienholder: MERS, as nominee for Countrywide Bank, Fsb
  - b. Current Assignee: N/A
  - c. Current Servicer: FCI Lender Services, Inc.
  - d. Date of Mortgage/Lien: March 14, 2007
  - e. Date of Recordation: April 11, 2007
  - f. Place of Recordation: Essex County
    - i. Mortgage Book: 12044
    - ii. Page: 9181
  - g. Original Principal Balance of Mortgage/Lien: \$ 112,000
5. The Mortgage/Lien referenced in this Order is hereby cancelled, voided, and/or discharged of record.
6. A certified or exemplified copy of this Order shall be recorded by the Clerk or Register of Deeds with whom the original mortgage or lien was recorded.

Rev.8/1/15

Addendum to Order Discharging and Cancelling Mortgage Pertaining to Godfred Frempong-Manso, Regarding Real Property Located at 21-23 Clifton Street, Newark, New Jersey 07114. Block: 2768, Lot: 9.14.

Record Owner(s): Godfred Frempong Manso and Adjei Bawuah

Title/Property Vesting Recital: This mortgage discharge pertains to real property owned by Godfred Frempong Manso, by deed from Edna Bawuah as POA for Adjei Bawuah, dated August 30, 2022, recorded August 31, 2022, in the Register's Office of the County of Essex, New Jersey, as Instrument No. 2022080649.

Being the same premises conveyed to Godfred Frempong Manso and Adjei Bawuah by deed from Kevin McRae, dated February 28, 2007, recorded March 28, 2007, in the Register's Office of the County of Essex, New Jersey, in Book 12041, Page 1322.

Mortgage(s)/Obligation(s) to be Discharged (Supplementing Chapter 13 Order Authorizing Cancellation of Mortgage) (2<sup>nd</sup> Mortgage): A mortgage from Godfred Frempong Manso and Adjei Bawuah, to Mortgage Electronic Registration Systems, Inc., as nominee for Countrywide Bank, FSB, dated March 14, 2007, and recorded April 11, 2007, in Book 12044, Page 9181, to secure \$112,000.00.

In re:  
Godfred Frempong-Manso  
Debtor

Case No. 22-10036-VFP  
Chapter 13

## CERTIFICATE OF NOTICE

District/off: 0312-2  
Date Rcvd: Jan 19, 2024

User: admin  
Form ID: pdf903

Page 1 of 2  
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jan 21, 2024:

Recip ID	Recipient Name and Address
db	+ Godfred Frempong-Manso, 21-23 Clifton Street, Newark, NJ 07114-1503

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

## NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Jan 21, 2024

Signature: /s/Gustava Winters

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on January 18, 2024 at the address(es) listed below:

Name	Email Address
Aleisha Candace Jennings	on behalf of Creditor NJCCFund #4 LLC ajennings@raslg.com
Denise E. Carlon	on behalf of Creditor DLJ Mortgage Capital Inc. dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com
Harold N. Kaplan	on behalf of Creditor DLJ Mortgage Capital Inc. hkaplan@rasnj.com, kimwilson@raslg.com
Harold N. Kaplan	on behalf of Creditor NJCCFund #4 LLC hkaplan@rasnj.com kimwilson@raslg.com
Herbert B. Raymond	on behalf of Debtor Godfred Frempong-Manso herbertraymond@gmail.com raymondmail@comcast.net;bankruptcyattorneys@comcast.net;herbertraymond@gmail.com;carbonell_c@hotmail.com;kdelyon.raymond@gmail.com;herbertraymond5967@yahoo.com;raymondlaw5622@gmail.com;courtemails789@gmail.com

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Kimberly A. Wilson

on behalf of Creditor DLJ Mortgage Capital Inc. kimwilson@raslg.com

Marie-Ann Greenberg

magecf@magtrustee.com

Shauna M Deluca

on behalf of Creditor NJCCFund #4 LLC sdeluca@hasbanilight.com hllawpc@gmail.com

Sindi Mncina

on behalf of Creditor DLJ Mortgage Capital Inc. smncina@raslg.com

U.S. Trustee

USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 10